

TwentySixth&2nd

WYNWOOD RESIDENCES

26  
& 2

The first luxury condo  
residences with deeded office  
suites partnered with Airbnb\*



\*Hosting is subject to rules and local laws. The ability to host 365 days a year is subject to the City of Miami's (the "City") Determination No. 2019-01 (the "Determination"). Any change in the Determination or the City's interpretation of the Determination may cause the ability to host 365 days a year to be limited and/or restricted as mandated by the City. Office suites may not be listed on Airbnb independently. Any listing of an office on Airbnb must include the associated residential unit and cannot be listed separately from their corresponding residence.





Welcome to Twenty Sixth & 2nd Wynwood Residences, where your home becomes an extension of your aspirations. Nestled in the heart of Miami's cultural hub, this boutique property places you at the center of creative energy and elevated living. Every aspect of this residence is carefully crafted to foster luxury, balance, and fulfillment, creating an environment where both your personal and professional well-being can thrive. Designed for those who move differently, live fully, and stay inspired.





Where balance is *home*



## Your Home + Your Office. Host on Airbnb\*

As a first-of-its-kind offering, Twenty Sixth & 2nd Wynwood Residences will grant owners the ability to host their home and office on Airbnb\*.

Full-service, on-site management provides a unique blend of ownership autonomy and peace of mind through the convenience of hospitality level service for seamless home and office-sharing. Each fully furnished residence and office suite offers an opportunity to effortlessly host on Airbnb\*.

### Office Suites

Office suites at Twenty Sixth & 2nd redefine life balance through ultimate convenience. Complete with access to well-appointed conference rooms and lounge areas, the office suites at Twenty Sixth & 2nd provide an idyllic setting to excel, while nurturing moments of creativity and inspiration.

- Receptionist
- Glass encased design
- Lockable entry
- Desk with chair
- Pre-wired for TVs
- Access to kitchen and lounge areas



\*Hosting is subject to rules and local laws. Any listing of an office on Airbnb must include the associated residential unit and cannot be listed separately from their corresponding residence.

Deeded offices available for select residences.







## Building Overview

- 8-story boutique residential building located in Wynwood
- 233 luxury residences
- Each residence is thoughtfully designed with a dedicated office space — host your home + your office 365 days on Airbnb\*
  - Studios and Junior Suites offer access to elegantly appointed shared workspaces
- Short-term rental flexibility with the availability to host 365 days on Airbnb\*
- Views capturing the dynamic energy of Wynwood and the Miami skyline
- Steps away from Wynwood's world-renowned art galleries, dining, and entertainment
- 32,000 SF of wellness-inspired amenities
- Curated collection of custom art installations
- Features the latest smart building technology

\*Hosting is subject to rules and local laws. Any listing of an office on Airbnb must include the associated residential unit and cannot be listed separately from their corresponding residence. Deeded offices available for select residences.





# SOUTH VIEW





# EAST VIEW





WEST VIEW







Live wellness *forward*



RESORT-STYLE ROOFTOP POOL





## Your Dream Destinations, All in *One Place*

Escape the ordinary, and fill your day with elements that cultivate your aspirations. Step into your very own sanctuary, where you can unwind in a serene garden oasis perfect for peaceful meditations and sun salutations, or elevate your experience on a curated rooftop with a full suite of amenities—including a sun-kissed resort-style pool and a contemporary outdoor bar with sleek lounge seating, all designed to live fully and stay inspired.

### Wellness Sanctuary

- Tranquil gardens and glass-house designed for meditation, yoga, and intimate social events
- Holistic wellness retreat with therapeutic steam, sauna, and cold plunge
- Outdoor infrared sauna, revitalizing rain showers, and spa
- State-of-the-art fitness studio equipped with the latest workout technology

### Sky Swim Lounge

- Elevated resort-style rooftop pool, complete with cabanas and lush landscaping
- Inviting outdoor bar and lounge
- Private alcoves featuring stylish banquet



OUTDOOR RAIN SHOWER & SPA









## GARDEN GLASS HOUSE



# INFRARED SAUNA - WELLNESS SANCTUARY







Designed to evolve with *you*



## Every Moment Moves with *You*

Designed for the rhythm of modern living, each residence seamlessly blends local artistry with natural motifs, evoking an atmosphere of tranquility and harmony. The design reflects the balance of nature and modernity, crafting a space that flows effortlessly with your day. From early morning meetings to evening relaxation, this home evolves with you, offering refined luxury and style at every turn.

### Residential Overview

- Fully finished and furnished residences
- Spacious dens in select residences
- Fully built-out closets in primary bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Top-of-the-line appliance package
- Custom Italian bathroom cabinetry designed by Italkraft
- WaterWorks bathroom fixtures, features, and accessories
- Built-in top-of-the-line washer and dryer
- All residences come equipped with a contemporary lighting package















The world is your *canvas*



EDGEWATER

DOWNTOWN MIAMI

BRICKELL

W Y N W O O D



## Wynwood & beyond

Pulsing with boundless creative energy, Wynwood emerges as a haven where visionary boutiques, avant-garde galleries, and mesmerizing street art converge with trendy rooftop lounges, world-class entertainment, and Michelin-starred dining. Welcome to Miami at its most artistic and vibrant.



**50**

Vibrant City Blocks

**200+**

Murals



**111**

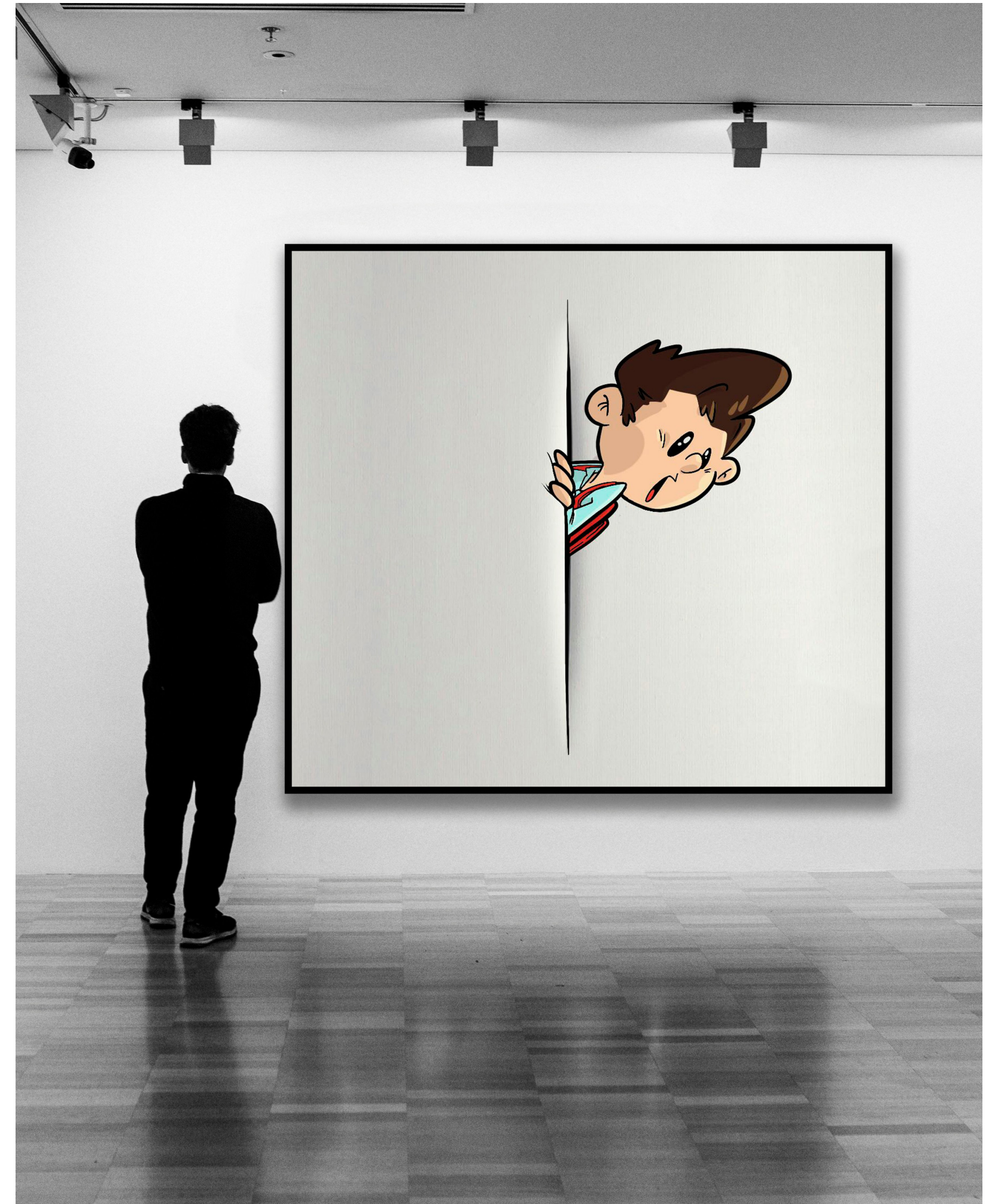
Restaurants & Bars

**33**

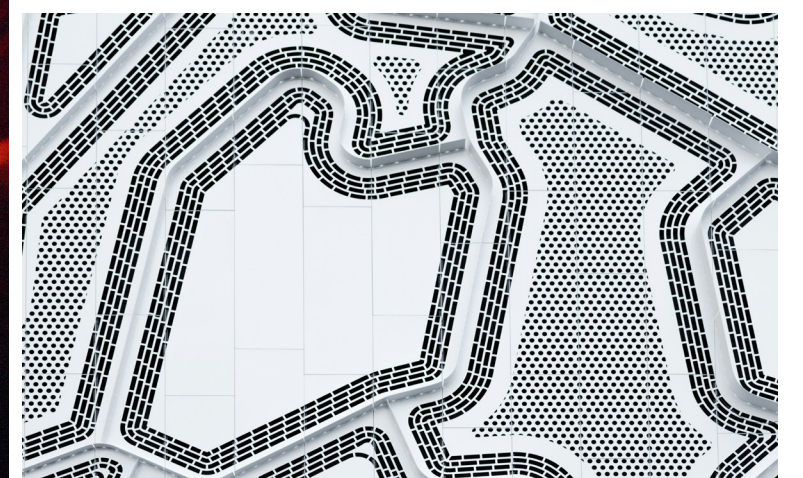
Inspiring Galleries & Venues

**61**

Trendy Shops & Boutiques









# Bringing the world to *you*

Perfectly positioned as a creative and cultural hub, Wynwood offers access to Miami's most sought-after destinations. Explore the area's raw dynamism and sparkle as you walk between modern bakeries, outdoor parks, eclectic markets, and some of the top cuisine destinations in the neighborhood and beyond.



DINING

- 1. The White Elephant Cocktail Bar
- 2. Bartaco
- 3. Salt & Straw
- 4. Booze Garden
- 5. 1-800-Lucky
- 6. Pastis Miami
- 7. Manta Wynwood
- 8. Coyo Taco
- 9. Joe's Pizza NYC
- 10. Panther Coffee
- 11. Otto & Pepe
- 12. Uchi Miami
- 13. Zak the Baker
- 14. Skinny Louie
- 15. Rosemary's
- 16. Maman
- 17. Cervceria La Tropical
- 18. COTE Miami
- 19. Elastika
- 20. Piegari Ristorante
- 21. Sparrow Italia

LIFESTYLE

- 22. Mimi Yoga
- 23. Puttery
- 24. Legacy
- 25. Wynwood Padel Club
- 26. Trader Joe's
- 27. Biscayne Park
- 28. Margaret Pace Park
- 29. Miami Worldcenter
- 30. Brightline Miami Station

BEYOND

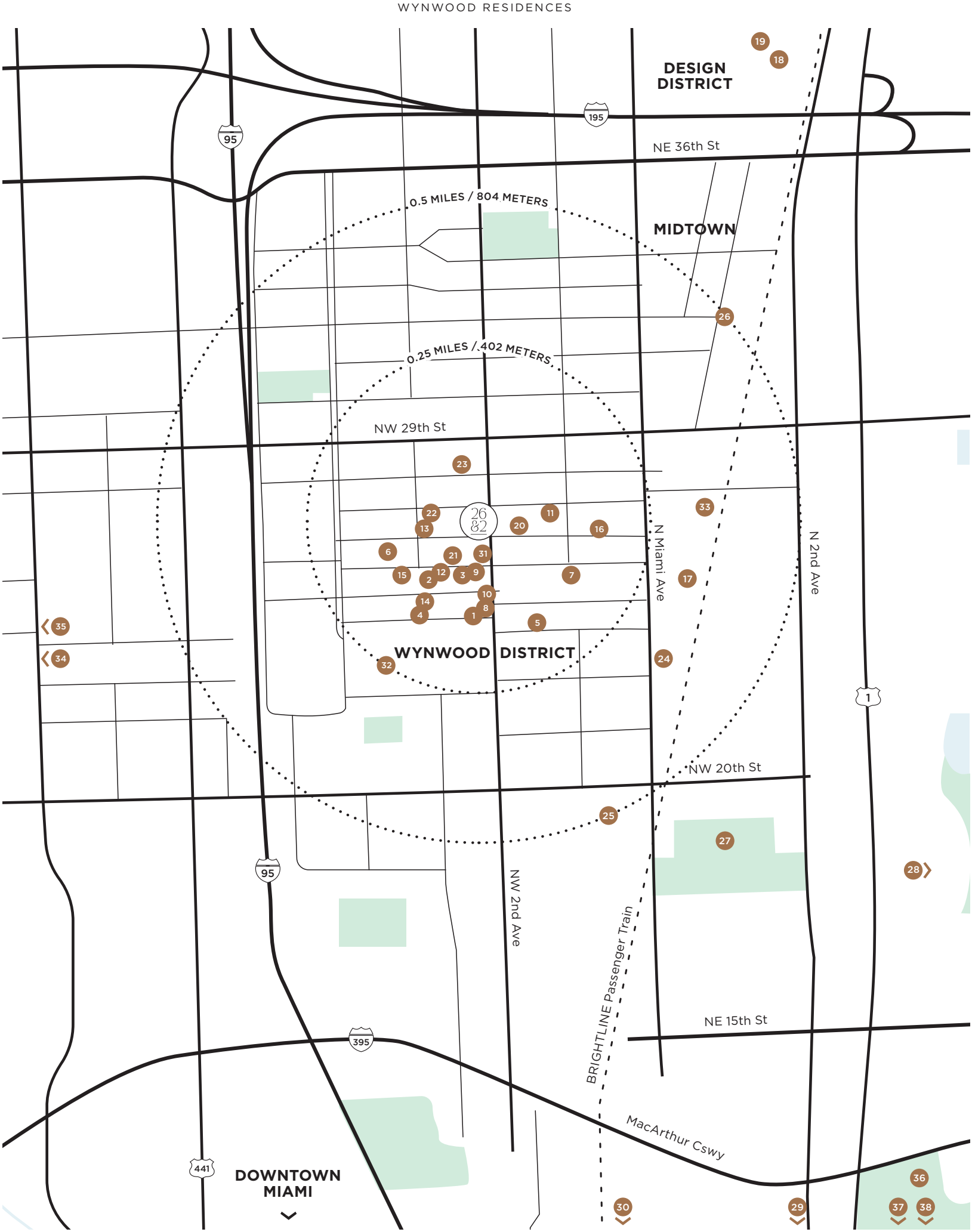
- Miami International Airport ..... 15 min
- Brickell City Center ..... 15 min
- Art Basel and Design Miami ..... 20 min
- Miami Beach ..... 25 min

COMING SOON

- Amazon to open 76,000 SF office in Wynwood

CULTURE

- 31. Wynwood Walls
- 32. Mana Wynwood Convention Center
- 33. Gary Nader Art Centre
- 34. Rubell Museum
- 35. Superblue Miami
- 36. Perez Art Museum and Frost Museum of Science
- 37. Kaseya Center
- 38. FPL Solar Amphitheater at Bayfront Park







# Team

DEVELOPER



Founded in 1991 by Kevin Maloney and led by Managing Partners, Ryan Shear and Dan Kaplan, Property Markets Group (PMG) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its over 30-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago.

DEVELOPER



LNDMRK Development is a principal based real estate company founded by Alex Karakhanian. The firm primarily focuses on sourcing, acquiring, and developing commercial, residential, and mixed use projects throughout the Southeastern United States.


# Twenty Sixth & 2nd

WYNWOOD RESIDENCES



RESIDENTIAL



 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.

This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AN EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNITS AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DECOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUPS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS. NOTWITHSTANDING ANY REFERENCE TO HOTELS, RESIDENCES OR UNITS CONTAINED HEREIN, THE OCCUPANCY AND RENTING OF THE CONDOMINIUM UNITS SHALL BE SUBJECT IN ALL RESPECTS TO ANY AND ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES. THE ABILITY TO HOST GUESTS WITHIN OR PERMANENTLY OCCUPY A UNIT IS SUBJECT TO ALL APPLICABLE LAWS. ANY CHANGE IN THE APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING THE CONDOMINIUM MAY CAUSE THE ABILITY HOST GUESTS WITHIN OR PERMANENTLY OCCUPY A UNIT TO BE LIMITED AND/OR RESTRICTED, AS MANDATED BY ANY APPLICABLE GOVERNMENTAL AUTHORITY WITH JURISDICTION OVER THE CONDOMINIUM.

